

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 8, 2013**

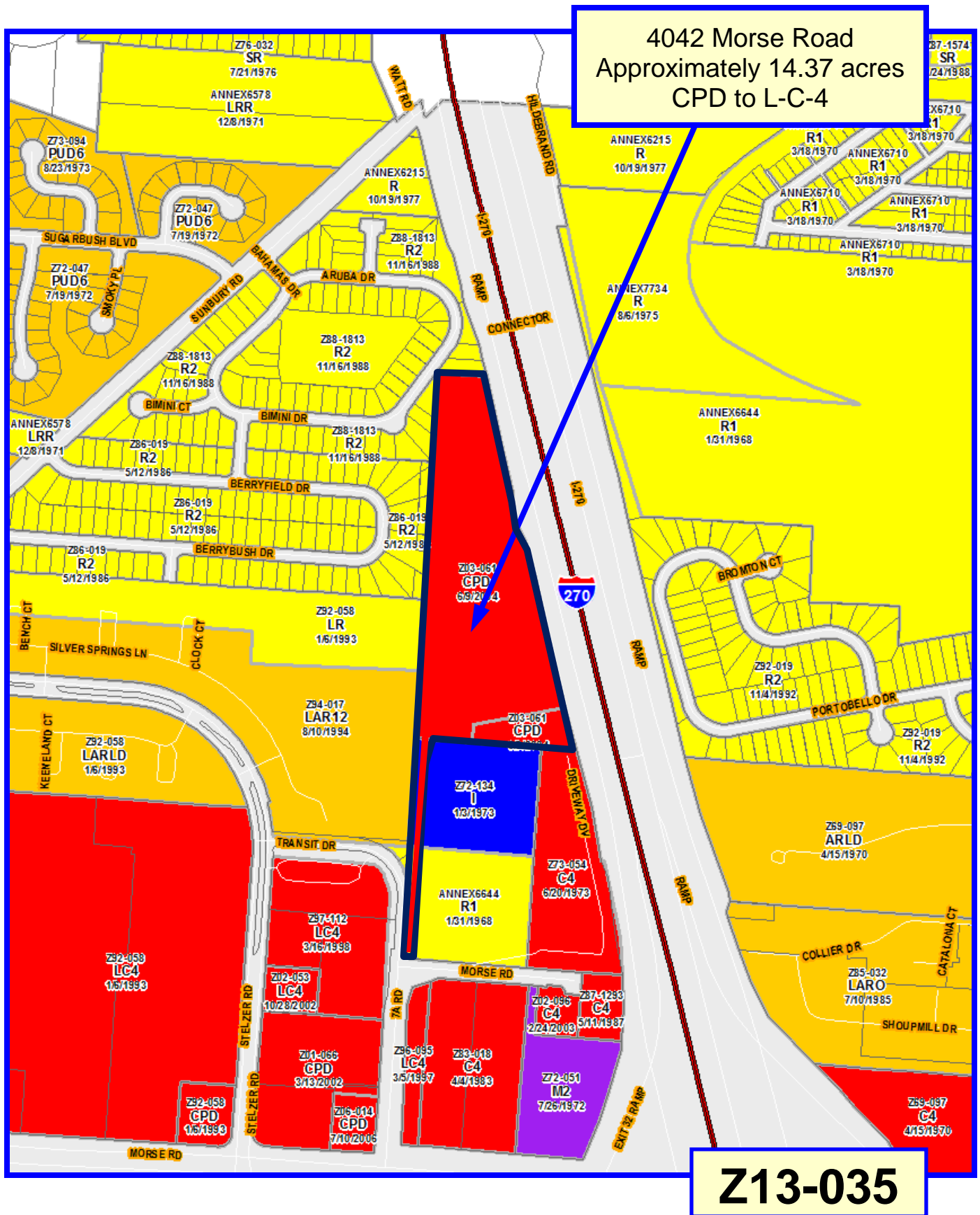
1.    **APPLICATION:**                   **Z13-035 (ACCELA # 13335-00000-00292)**  
      **Location:**                   **4042 MORSE ROAD (43230)**, being 14.37± acres located at the northeast corner of Transit Drive and Service Road 7A, 650± feet north of Morse Road (600-150027).  
  
      **Existing Zoning:**           CPD, Commercial Planned Development District.  
      **Request:**                    L-C-4, Limited Commercial District.  
      **Proposed Use:**            Commercial development.  
      **Applicant(s):**           The Ellis Company, Ltd.; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
  
      **Property Owner(s):**   Faith Christian Center of Columbus, Inc.; 5325 Smothers Road; Westerville, OH 43081.  
  
      **Planner:**                   Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- o The 14.37± acre site has remained undeveloped since it was zoned in the CPD, Commercial Planned Development District for an indoor skateboard park in 2004. The applicant requests the L-C-4, Limited Commercial District to allow the construction of a hotel.
- o To the north is single-unit subdivision in the R-2, Residential District. Interstate 270 is located to the east. An electric substation in the I, Institutional District, and an auto sales and service facility zoned in the C-4, Commercial District are located to the south. A single-unit subdivision in the R-2, Residential District, undeveloped land in the L-R, Limited Rural District, and an apartment complex in the L-AR-12, Limited Apartment Residential District are located to the west.
- o The site is located within the boundaries of the *Northland Plan Volume I (2001)*. There are no specific land use recommendations for the area; however the Plan includes guidelines for undeveloped land located in commercial areas and development sites with freeway exposure. Staff believes that the proposed plan and text are in conformance with the Plan guidelines and applicable Northland Development Standards.
- o The site plan depicts the building, parking lot, driveway, sidewalk and easement locations. The limitation text includes customary use restrictions and development standards that address maximum lot coverage (80%), pedestrian connection, street trees along I-270, a combination of a Do Not Disturb Zone and tree preservation along the west and north lot lines, and lighting controls.
- o The *Columbus Thoroughfare Plan* identifies Interstate 270 as a Class F arterial with variable right-of way requirements.

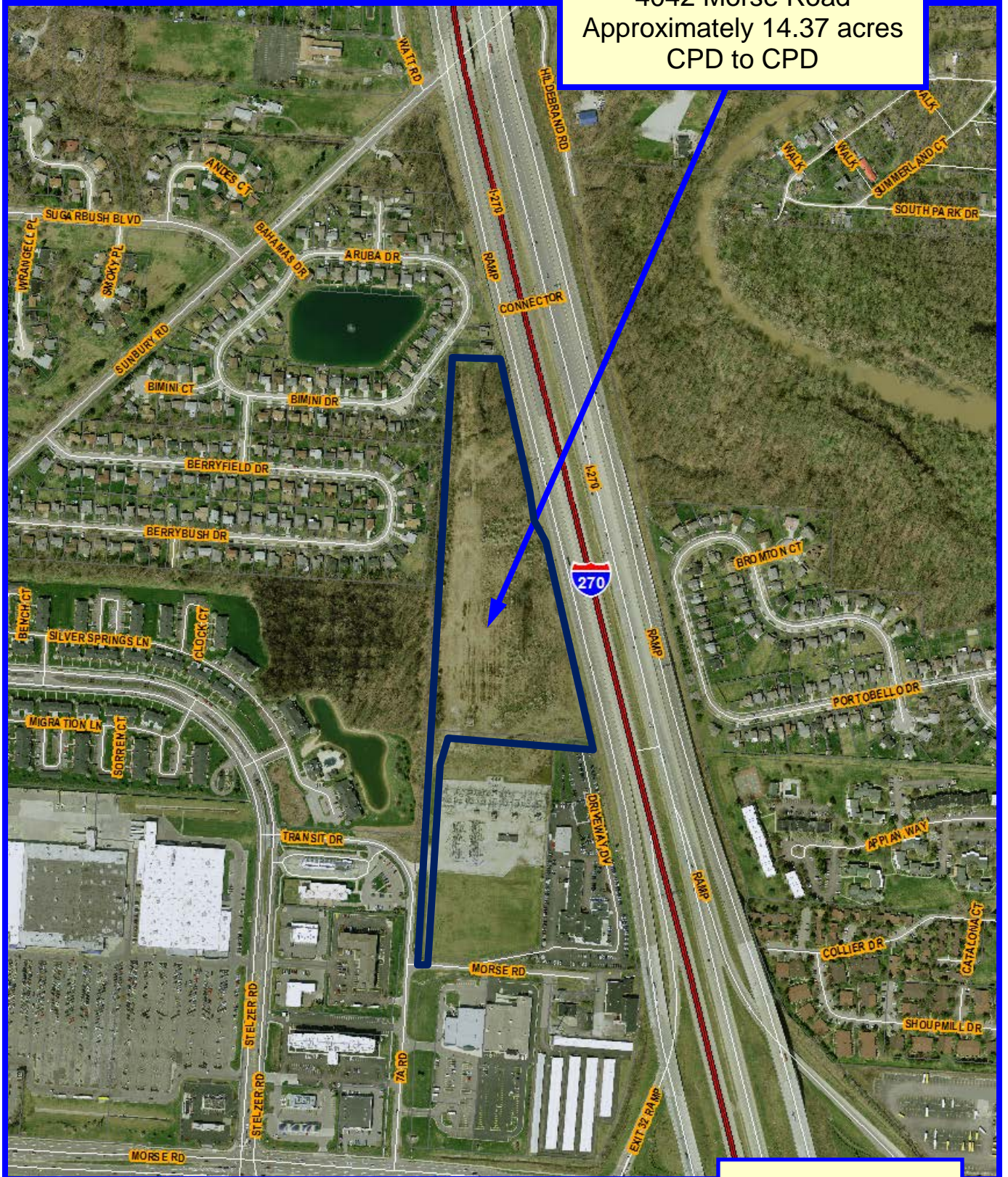
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed hotel is compatible with adjacent residential, commercial, and institutional uses, and complies with guidelines in the *Northland Plan Volume I*. The site plan requires the development to be located in the southeast quadrant of the site, away from the single-unit subdivision to the northwest. The development also requires a Do Not Disturb Zone to preserve an existing tree line in further consideration of the adjacent residential uses. Additional development standards address lot coverage, street trees along Interstate 270, pedestrian connection, and lighting controls.





4042 Morse Road  
Approximately 14.37 acres  
CPD to CPD



**Z13-035**



## TEXT

**PROPOSED DISTRICTS:** L-C-4, Limited Commercial

**PROPERTY ADDRESS:** 4042 Morse Road

**OWNER:** Faith Christian Center of Columbus Inc.

**APPLICANT:** Ellis Company Ltd.

**DATE OF TEXT:** July 23, 2013

**APPLICATION:** Z13-035

1. **INTRODUCTION:** The site is located west of I-270, north of Morse Road and is currently zoned for a skate park. The current zoning was established in 2005. Since that time two separate zoning applications have been filed on the site but have not completed by the applicants. One application was for self storage and the other was for an extended stay hotel.

2. **PERMITTED USES:** Those uses permitted in Chapter 3356 C-4, Commercial of the Columbus City Code excluding the following uses:

Animal shelter

Automotive accessories, parts, and tire sales unless part of a new automobile dealership

Bars, cabarets, and night clubs

Halfway house

3. **DEVELOPMENT STANDARDS:** Unless otherwise specified in the following text, the development standards shall be as specified in Chapter 3356, C-4 of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements

1. Building and parking setbacks from the east property line shall be 25 feet; building and parking setbacks from the west and north property lines shall be 50 feet.

2. For structures and paved areas lot coverage shall not exceed 80%.

3. Height district of 60 feet; no building shall exceed 35 feet in height unless the building is situated east of the 100 foot north/south electric easement and south of the north edge of the hotel parking lot.

B. Access, Loading, Parking and/or Traffic Related Commitments

1. A pedestrian connection shall be installed along the access drive from Transit Drive into the development.

C. Buffering, Landscaping, Open Space and/or Screening Commitments

1. A tree row shall be established along I-270 containing one tree spaced every 30' or fraction thereof. Trees may be grouped together. Areas where development will not occur along I-270 frontage shall not have trees planted.

2. The adjacent subdivision located northwest of this subject site, shall be screened by a 50' Do Not Disturb Zone beginning 35' south of Strawberry Fields subdivision and extending to the north property line. Said "Do Not Disturb Zone" is for the purpose of the preservation of the existing tree row located within this area subject to the installation of utilities. This is in addition to the 200' open space/buffer zone located on the property adjacent to the west which is located south of Strawberry Fields Subdivision, as well at the 40' tree row located on lots 23 through 29 of Strawberry Fields Subdivision, which until transferred to their respective owners in May 2002, were "Reserve" areas for public road purposes.

D. Building Design and/or Interior-Exterior Treatment Commitments

N/A

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

1. Light poles within 100' of any residential development shall not exceed 14' in height.

F. Graphics and Signage Commitments

1. All graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4 Commercial District. Any variance to the applicable requirements of the C-4 district shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. Site Plan

The subject shall be in the accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his or her designee upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

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Northland Community Council  
Development Committee

Report

July 31, 2013 6:30 PM  
Northland Performing Arts Center  
4411 Tamarack Boulevard

Meeting Called to Order: **6:32 pm** by Chair Dave Paul

Members represented:

*Voting: (10): Albany Cooperwoods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Northland Alliance (NA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPW), Woodstream East (WECA).*

**Case #1:** Application Z13-035 (*Rezone 13.5 AC± from CPD, I, R1 undeveloped ~~to L-M~~ to L-C-4, 60' HD "for hotel" – app revised from June 2013 meeting*)  
Jeffrey L. Brown/Smith & Hale LLC representing  
The Ellis Company, Ltd.  
4042 Morse Rd, 43230 (PID 600-150027)

- *The Committee approved 10-0 a motion (by FPCA, second by CWCA) to **RECOMMEND APPROVAL** of the application.*

**Case #2** Application Z13-042 (*Rezone 2.2 AC± from LC4 to CPD "for convenience store with fuel sales and... car wash"*)  
Christopher Rinehart/Rinehart Legal Services representing  
TH Midwest, Inc. (Turkey Hill)  
6193 Cleveland Ave, 43231 (PID 010-207674/600-182484)

- *At the suggestion of the applicant, the Committee approved 10-0 a motion (by NA, second by SCA) to **TABLE** the application pending availability of additional information.*

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Application 13320-00481 (*Graphics variance from §3377.11 (a)/(c)/(d) "to allow [eight] tenant panels [versus 4] to be 52% of sign area"*)  
Stanley Young/Columbus Sign Co. representing  
Oakridge Plaza Partners *et al*  
1269 Morse Rd, 43229 (PID 010-275830)

- *The Committee approved 10-0 a motion (by KWPCA, second by SCA) to **TABLE** the application pending further discussion with the applicant.*
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Executive Session **8:15 pm**

Meeting Adjourned **9:25 pm**

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Next Meeting: *Wednesday, August 28, 2013*